

DRAFT

1. ROLL CALL
2. SALUTE TO THE FLAG
3. APPROVAL OF MINUTES OF APRIL 17, 2023
4. CORRESPONDENCE
5. NEW BUSINESS

Appeal # 4198AA – KBS Prospect Mt LLC, 1690 Oak Street, Block 1160.05 Lot 47, M-1 zone. To obtain use variance and final site plan approval to allow the use of this property as a catering hall.

6. **OLD BUSINESS Appeal # 4276 – Meyer Lazar** – 157 Columbus Avenue South, Block 279 Lot 3.01, R-12 zone. To construct a ranch at 3,934 sf – requesting lot coverage variance of 32.79% where 30% is required.

7. **NEW BUSINESS - continued**

Appeal # 4273 – Abraham Antebi, 29 Cedar Street, Block 777 Lot 7, R-10 zone. To construct 2 attached single family dwellings on a 9,994 square foot lot. Bulk variances also requested.

Appeal # 4275 – Bryna Herskowitz, 611 Monmouth Avenue, Block 157 Lots 1 & 20, RM zone. Applicant proposes to shift lot line and create one conforming single family lot and one non-conforming duplex lot that is 9,500 sf where 10,000 sq feet is required.

Appeal # 4277 – River Equities, LLC – River Avenue, Block 420.01 Lot 8, HD-6 zone. Minor subdivision approval to construct a duplex. Variance needed for front yard setback to River Avenue. Required 75 asking for 30 feet.

Appeal # 4260 – Chestnut Equity, LLC – Stratford Street, Block 1087 -1089 Various lots B-5 zone. Preliminary and final subdivision to create 28 duplex units.

Appeal # 4274 – Masoras Avos, Inc. 1310 Monmouth Avenue, Block 137 Lot 4, R-10 zone. To construct a 2,634 sf addition to the existing 2 story dwelling. Variance requested for front yard setback to Monmouth Avenue, rear yard setback and lot coverage.

Appeal # 4105A – Avery Weisz, 1504 Madison Avenue, Block 58 Lot 2, R-12 zone. Use variance for an office approved – Seeking to display playground displays and a sign variance in the front yard setback.

Appeal # 3787AAA – Jr. Squan, LLC., Squankum Road, Block 172 Lot 9, B-4 zone. Amended Major Site Plan.

Appeal # 4267 – Congregation Sanz of Lakewood, Block 1023 Lots 1.01 & 3, Block 1009 Lots 1.04 & 1.05, R-10A zone. To construct a 3 story school with a height of 49 feet along with 3 duplexes facing Wadsworth and 1 duplex fronting Halsey Street.

RESOLUTIONS

Appeal # 4100A – New Hampshire Investments, LLC, 752 Cross Street, Block 524 Lots 1, 2.03 & 77.02 – Resolution to approve the construction of a 44,600 sf retail building with associated parking and amenities.